

# **Exhibit 1**

**AMAZON.COM, INC., ET AL. vs WDC HOLDINGS LLC, ET AL.**

**30(b)(6)**

**Chris Vonderhaar on 09/14/2022**

IN THE UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
ALEXANDRIA DIVISION  
CASE NO. 1:20CV484

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AMAZON.COM, INC and AMAZON DATA SERVICES, INC.,

Plaintiffs,

vs.

WDC HOLDINGS LLC d/b/a NORTHSTAR COMMERCIAL  
PARTNERS, et al.,

Defendants.

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800 HOYT LLC,

Intervening Interpleader Plaintiff,

vs.

BRIAN WATSON, WDC HOLDING LLC, PLW CAPITAL I,  
LLC, AMAZON.COM, INC., and AMAZON DATA SERVICES,  
INC.,

Interpleader Defendants.

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30(b)(6) VIDEO DEPOSITION OF  
CHRIS VONDERHAAR  
Conducted Remotely

Wednesday, September 14, 2022

8:07 a.m. PST

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Reported by: Elisabeth A. Lorenz: RMR, CRR  
Job No. 417380

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<p>1 somewhere between 6.5 and above, right.</p> <p>2 What I -- what I conclude from that</p> <p>3 is the floor was below 6.5, and we should have</p> <p>4 been paying 6.5 or lower. And we ended up north</p> <p>5 of 6.5, I believe around 6.7 percent yield, in</p> <p>6 one specific example.</p> <p>7 BY MR. LITTLE:</p> <p>8 Q Okay.</p> <p>9 A And so that's my rationale and</p> <p>10 evidence that would say we should have -- we</p> <p>11 should have been able to do better. Amazon</p> <p>12 should have got a better deal and a lower yield</p> <p>13 on that deal.</p> <p>14 Q Do you have any specific evidence</p> <p>15 external to those communications that that is</p> <p>16 true?</p> <p>17 MS. PAPEZ: Objection, form.</p> <p>18 THE WITNESS: No, I don't have -- I</p> <p>19 can't point to other comparables that we've been</p> <p>20 able to pull in that time frame that would have</p> <p>21 suggested that. We only know what comparables</p> <p>22 that were provided as part of that transaction,</p>	<p>1 deal for somebody else that we shouldn't have</p> <p>2 actually paid.</p> <p>3 And so I don't think it's</p> <p>4 speculation to say we could have done better.</p> <p>5 BY MR. LITTLE:</p> <p>6 Q But you have no evidence besides</p> <p>7 that communication to that effect, correct?</p> <p>8 MS. PAPEZ: Objection, form,</p> <p>9 misstates testimony.</p> <p>10 THE WITNESS: I can only point to</p> <p>11 the comparables that we have that justified that</p> <p>12 deal, which included a markup effectively, that</p> <p>13 we shouldn't have had to pay.</p> <p>14 BY MR. LITTLE:</p> <p>15 Q Do you have any evidence to believe</p> <p>16 that Northstar would have agreed to 6.5 percent</p> <p>17 yield on that deal?</p> <p>18 MS. PAPEZ: Objection.</p> <p>19 (Stenographer requested</p> <p>20 clarification due to audio</p> <p>21 distortion/malfunction.)</p> <p>22 MR. LITTLE: That Northstar would</p>
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<p>1 provided by Casey and his team, which, at this</p> <p>2 point, I question because they would have been</p> <p>3 selecting comparables that would have made the</p> <p>4 case for 6.5 or greater percent yield in that</p> <p>5 example.</p> <p>6 BY MR. LITTLE:</p> <p>7 Q And so the conclusion that you're</p> <p>8 drawing about the harm to Amazon comes from</p> <p>9 those pieces of information you have related to</p> <p>10 those communications; is that fair?</p> <p>11 MS. PAPEZ: Objection, form.</p> <p>12 THE WITNESS: Yeah, I think it's --</p> <p>13 that evidence supports the assertion that we</p> <p>14 could have done better.</p> <p>15 BY MR. LITTLE:</p> <p>16 Q Is that speculation?</p> <p>17 MS. PAPEZ: Objection, form.</p> <p>18 THE WITNESS: No. No, I don't</p> <p>19 think it's speculation. I think it's reasonable</p> <p>20 because -- in fact, Casey -- I believe in the</p> <p>21 correspondence it starts at 6.5, and we end up</p> <p>22 at 6.7 so that we can put more money into the</p>	<p>1 have agreed to a 6.5-degree yield on that</p> <p>2 property or that deal.</p> <p>3 MS. PAPEZ: Objection. Objection,</p> <p>4 form.</p> <p>5 THE WITNESS: I'm not going to</p> <p>6 speculate on what they would or wouldn't agree</p> <p>7 to.</p> <p>8 BY MR. LITTLE:</p> <p>9 Q What's the difference between your</p> <p>10 refusal to come to a reasonable conclusion there</p> <p>11 versus the conclusions you draw as to your</p> <p>12 previous answer?</p> <p>13 MS. PAPEZ: Objection, form.</p> <p>14 THE WITNESS: The -- the contrast I</p> <p>15 would drive -- draw, Alex, is, based on the</p> <p>16 evidence we have reviewed, there was clearly a</p> <p>17 dialogue and a collusion about what yield to pay</p> <p>18 and what Casey and Northstar thought that they</p> <p>19 could push through our approval process, given</p> <p>20 Casey's position of trust and knowledge of our</p> <p>21 process and the comparables he had to access.</p> <p>22 That -- that is data, if you</p>